

WOODBURY & LYMPSTONE 07/1547/LBC  
(Woodbury)

Target Date: 27.09.2007

Applicant: Mrs M. G. Wakley  
Location: Lower Woodmanton Farm, Woodmanton, Woodbury  
Proposal: Rendering of gable end wall (except chimney)

### **CONSULTATIONS**

County Highway Authority

Does not wish to comment.

### **TOWN/PARISH COUNCIL**

Recommend approval.

### **WARD MEMBER(S)**

The initial comments of the Ward Member(s) are –

Councillor Atkins:

“It appears this is the only practical way of protecting the wall.”

In the event that this application comes to Committee I would reserve my position until I am in full possession of all the relevant facts and arguments for and against.

### **PLANNING POLICIES**

Government Guidance

PPG 15 – Planning and the Historic Environment

Devon Country Structure Plan (2001-2016)

Policy CO7 – Historic Settlements and Buildings

East Devon Local Plan (1995-2011)

Policy EN9 – Extension, Alteration or Change of Use of Buildings of Special Architectural and Historic Interest

### **SITE LOCATION AND DESCRIPTION**

Lower Woodmanton Farmhouse is a Grade II listed building which dates from the late 17<sup>th</sup> century. The cob building, which has been rendered on three elevations, shows a rebuilt wall and chimney in brick on the east elevation. The property is sited in the north east corner of a plot measuring approximately 1 hectare and is surrounded by a number of agricultural buildings.

## **PROPOSED DEVELOPMENT**

The proposal is to render the east elevation of the farmhouse in order to address damp problems being experienced in this part of the property. However, the chimney would not be rendered and would retain its brick finish. The submitted details show that a tyroline render would be used.

## **CONSIDERATIONS AND ASSESSMENT**

The submitted statement does not show consideration of alternative methods of addressing the damp problem. Furthermore, specific justification for the rendering work or the use of a tyrolean type render has not been provided. In the light of this limited information, it has not been possible to determine whether rendering is the preferred option for addressing the damp problem. This is a particular concern given that the east elevation of the property reveals part of the history and character of the building with the brickwork showing the rebuilt gable and stack. The proposal to render this wall would therefore obscure this aspect of the building's character.

The comments of the Conservation Officer are:

“Initially the proposals appear quite innocuous but when considering the significance of the brick gable and stack this does present quite fundamental concerns. The list description notes that this is essentially a C17 cob building with a rebuilt left gable and stack in brick. While this is not necessarily rare the contrast in construction tells of the evolution of the property and its character. Sealing the gable wall with a cementitious render will only seal the moisture into the walls and exacerbate any damp problems. The proposed specification is incongruous to the traditional form of construction of the property and should be limited to modern cavity wall buildings.”

## **CONCLUSIONS**

Insufficient justification has been provided for the proposed rendering which is contrary to Government guidance issued in PPG 15. No alternative methods of addressing the damp problem have been explored and the application as submitted is devoid of an appropriate design and access statement which should address such considerations. Furthermore, the proposed cementitious tyroline render would only exacerbate the current damp problems. Although the chimney would remain as a brick feature, rendering the east elevation would obscure much of the history of the building which can be read in the existing brickwork. The proposal is therefore considered to detract from the historic character of the listed building.

## **RECOMMENDATION**

REFUSE for the following reasons:

1. The proposed rendering of the east elevation, by obscuring the rebuilt wall of the farmhouse, would detract from the historic character of the listed building. The proposal is therefore contrary to Government guidance issued in PPG 15 (Planning and the Historic Environment), Policy CO7 (Historic Buildings and Settlements) of the Devon Structure Plan 2001 – 2016 and Policy EN9 (Extension, Alteration or Change of Use of Buildings of Special Architectural and Historic Interest) of the Adopted East Devon Local Plan 1995 – 2011.
2. The application as submitted does not provide sufficient justification for the proposed works and an examination of alternative methods of addressing the damp problem has not been undertaken. It has therefore not been possible to assess whether alternative means of addressing the damp problem would have less impact on the historic character of the listed building. The failure to submit adequate justification for the proposed works is contrary to guidance within PPG 15 (Planning and the Historic Environment).

List of Background Papers

Application file, consultations and policy documents referred to in the report.